

APPLICATION FOR SPECIAL EXCEPTION

Outdoor Storage of Equipment


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|---|---|
| Name and Address of Applicant: <i>Tom Humphries 601-608-8990</i> <i>170 DAVIS CROSSING ROAD</i> <i>CANTON, MS 39046</i> | Street Address of Property (if different address): |
|---|---|

| APPLICATION DATE | Present Zoning of Property | Legal Description of Property: | TAX PARCEL NUMBER | FLOOD ZONE | MAP/PLAT OF PROPERTY |
|------------------|----------------------------|--------------------------------|--------------------------|------------|----------------------|
| <i>11-1-2019</i> | <i>C-2</i> | See (Exhibit A) | <i>102G-25-015/00000</i> | X | See (Exhibit B) |

Other Comments: As per Article 2605 of the Madison County Zoning Ordinance.

Comments

Respectfully Submitted



Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____

294.162

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged I, **CARL J. GORDON, JR., GRANTOR**, do hereby convey and forever warrant unto, **HERITAGE HOMES OF MISSISSIPPI, INC., GRANTEE**, the following described real property lying and being situated in Madison County, Mississippi, to wit:

A parcel of land containing 12.37 acres, more or less, lying and being situated in the NE1/4 of Section 26, and the W1/2 W1/2 of Section 25, Township 10 North, Range 2 East, Madison County, Mississippi, and more particularly described as follows:

Beginning at the SE corner of the NE1/4 of said Section 26 and run N89°44'05"W for 23.32 feet to a found ">" iron pin on the curve of the east R.O.W. line of Interstate Highway No. 55 Frontage Road; thence N14°53'08"E along the curve of said R.O.W. for 122.24 feet to a Frontage Road R.O.W. monument; thence N06°23'11"E along said R.O.W. line for 102.47 feet to a Frontage Road R.O.W. monument; thence N20°26'47"E along said R.O.W. line and its tangents for 643.97 feet to a found ">" iron pin; thence N16°02'55" E along said R.O.W. line and its tangents for 363.60 feet to the intersection of the east line of 20 acres evenly off the west side of the NW1/4 of said Section 25; thence S00°45'23"W for 1176.67 feet to a found wooden fence corner post on the south line of the NW1/4 of said Section 25; thence S89°06'36"E along said south line for 266.73 feet to a found ">" iron pin; thence S00°49'19"W for 1004.45 feet to a found ">" iron pin in the center of an old abandoned roadway known as "Canton and Moore's Ferry Road" ; thence N31°51'24"W along said center of abandoned road for 886.88 feet to a set ">" iron pin; thence N45°27' 35"W along said center of abandoned road for 162.39 feet to a found ">" iron pin on the west line of said Section 25; thence N00°50'21"E along said West section line for 144.98 feet to the Point of Beginning; LESS AND EXCEPT any part formed by Frontage Road curves. Together with all buildings, improvements, rights and appurtenances thereon.

The subject property is no part of the homestead interest of the Grantor.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison ad valorem taxes for the year 1999, which are liens, but are not yet due or payable and which shall be prorated as of the date of closing.

2. County of Madison, Mississippi, Zoning Ordinances and Subdivision Regulations, as amended.

3. Reservations, regard to the oil, gas the subject property.



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record in and other
P d 8.00
Carl J. Gordon, Jr.

[Handwritten signature]
NOTARY PUBLIC

BOOK 0451 PAGE 139

4. Rights- of- way and easements for roads, power lines
and other utilities and restrictive

covenants of record.

WITNESS MY SIGNATURE

STATE OF MISSISSIPPI COUNTY OF MADISON

•••--

on this the day of September, 1999.

PERSONALLY APPEARED BEFORE ME, the undersigned authority
in and for the jurisdiction above stated, the within named Carl
J. Gordon, Jr., who stated and acknowledged to me that he did
sign and deliver the above and foregoing instrument on the date
and for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the
September, 1999.

MY COMMISSION EXPIRES:

1-1t-JIPo3

(SEAL)

GRANTOR:
Carl J. Gordon, Jr.
P.O. Box 277 Okolona, MS 38860
Phone No. (601) 447- 3560

Prepared by:

Montgomery McGraw Collins Jones Cowan & Hembree, PLLC 3390 North
Liberty Street
P. O. Box 1039
Canton, MS 39046

GRANTEE:

Heritage Homes of MS,
507 N. Lexington Durant, MS 39063

Phone No. (662) 653- 3882

INDEX: 12.37A, more or less, NE1/4, Sec. 26 and W1/2 W1/2, Sec.
25, T1ON, R2E, Madison Co., MS.

\\ms01\apps\99\Guidon to Heritage Homes MD (193)

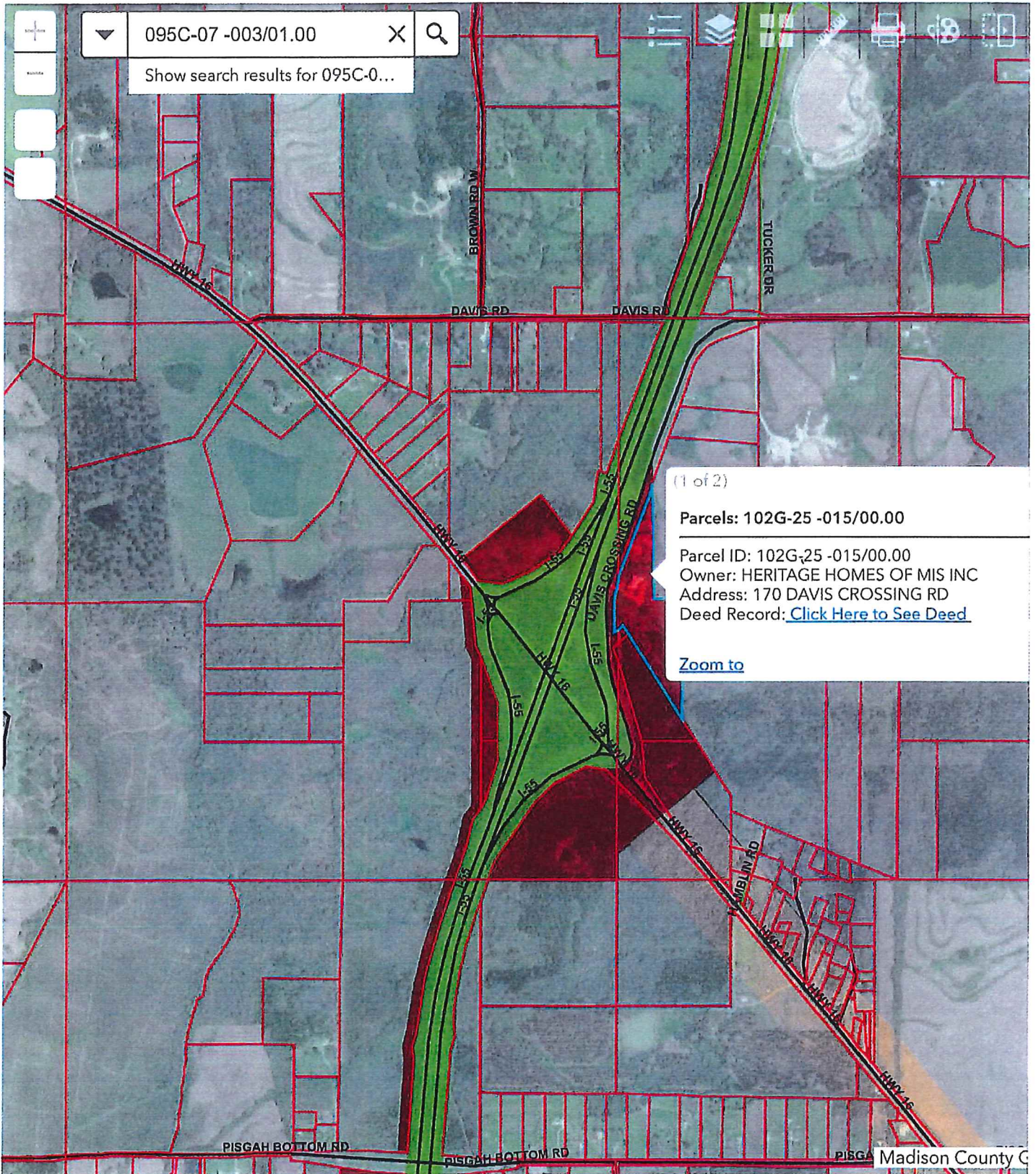
STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this
?;j day of 1)-J-, 19 at ' o'clock _a_ M., and
was duly recorded on the S&p 3 0 1999, Book No.
'(YI, Page/'1 8'.

STEVE DUNCAN, CHANCERY CLERK BY:

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D.C.



095C-07 -003/01.00

Show search results for 095C-0...

(1 of 2)

Parcels: 102G-25 -015/00.00

Parcel ID: 102G-25 -015/00.00
 Owner: HERITAGE HOMES OF MIS INC
 Address: 170 DAVIS CROSSING RD
 Deed Record: [Click Here to See Deed](#)

[Zoom to](#)

0.3mi

-90 042 32.689 Degrees

Class "A" survey in accordance with the minimum standards for land surveying in the State of Mississippi.

Reference Meridian derived from State Observation.

This property is located within the corporate limits of the City of _____ Mississippi and is zoned _____.

This property is located in zone "A", defined as an area determined to be suitable for the 500 year flood plain, according to the flood insurance rate map. Commonly found in _____ for County, Mississippi and incorporated areas, as was effective on _____.

This property may be subject to recorded or unrecorded easements, rights-of-way or other encumbrances which are not noted to the surveyor, but which could be revealed by a Title Search performed by a competent attorney.

This boundary and topographic survey was performed and this plot was prepared by WILLFORD, GEARHART & KNIGHT, Inc., Engineers & Surveyors, P.O. Box 1014, Canton, Mississippi 39048.

I, Richard T. Tabert, do hereby certify that the features depicted on this plot are a correct representation of conditions as they existed on July 23, 1999.

Richard T. Tabert, PLS #2009

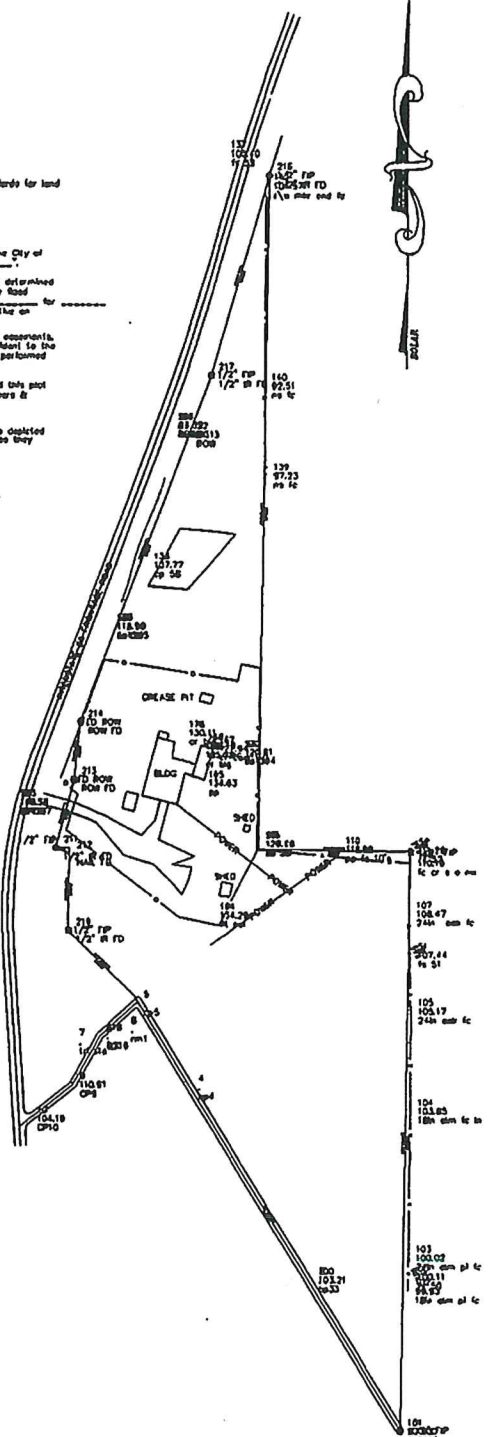
Except as specifically stated or shown on this plot, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements other than those easements that were visible at the time of making of this survey; building set back lines; restrictive zoning or other land-use requirements; and any other facts that an accurate and current title search may disclose.

Plot represents a boundary survey of the parcel shown. It is part of a parcel described in Madison County Deed Records at Book 296, Page 437.

Disturbance is made to original purchaser of the survey. It is not responsible to additional subdivisions of subsequent owners.

Survey is valid only if print has original seal and signature of surveyor.

No attempt has been made on a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding same, utilities or facilities, please contact the appropriate agencies.



Date of this work: 7/27/99-7/28/99

Surveyor

Every document of record covered and considered as a part of this survey is noted hereon. Any documents noted hereon were supplied the surveyor, the abstract of title, and the commission, the records of the records were furnished the surveyor. There may exist other documents of record that would affect this parcel.

Surveyor has made an investigation or independent search for easements of record, encumbrances, restrictive covenants, easements, the evidence, or any other facts that an accurate and current title search may disclose.

All buildings, and surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.

The location and/or existence of utility service lines in the property surveyed are unknown and are not shown.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead conditions or facilities that may affect the use or enjoyment of this tract.

All hedged and ground cover on the site may not be shown hereon.

This document must be compared to the original hard copy issued at the survey site with its seal and to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on a document transmitted by computer or other electronic means unless it is compared to the original record document issued at the time of the survey.

The word "certify" or "certified" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Prior to any site excavations, contact the appropriate utility company for location of their lines.

The fees for the directions shown hereon are State observation.

State law requires buried cable locator service be contacted prior to site excavations. Call 800-277-6477 (MS One Call).

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| REVISIONS | BY | DATE |
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WILLFORD, GEARHART & KNIGHT, INC.
ENGINEERS & SURVEYORS

OUR VALUED CLIENT
A VERY IMPORTANT PROJECT
PLAN / PROFILE

| | |
|---------------|---|
| path name | |
| WORK - 99-999 | |
| SHEET NO. | 1 |
| OF | 1 |